

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, March 9, 2010 at Westfield City Hall. Members present included Dan Degnan (7:10), Randy Graham, Bill Sanders, Craig Wood, and Martin Raines. Also present were Kevin Todd, Senior Planner; and City Attorney, Brian Zaiger.

Sanders reviewed the Public Hearing Rules and Procedures.

APPROVAL OF MINUTES

January 12, 2010 Minutes

Graham commented that the draft minutes did not accurately reflect the election of officers.

Todd stated that staff would review the recording and the minutes would be amended to reflect the accurate information for the election of officers.

Raines moved to approve as amended.

Graham seconded, and the motion passed (4-0)

NEW BUSINESS

1003-VS-01 15545 Marietta Circle; Sunrooms of Indiana

The Appellant is requesting a Variance of Standard from the Westfield Washington Zoning Ordinance (WC 16.04.030, E6) to reduce the minimum rear yard setback from 30 feet to 24 feet in the SF-3 (Cluster) District.

Todd reviewed the petition, which is a request for a reduction to the minimum rear yard setback requirement in order to build a sunroom addition on the existing home in the Centennial subdivision, which is zoned SF-3 Cluster. Todd shared some visuals showing that the house currently sits approximately 33 feet from the rear property line; he stated the appellant is requesting an approximate 9-foot building addition on the rear of the property which would, if built as proposed, encroach the rear yard by approximately 6 feet. He further stated that there is a 15-foot drainage and utility easement along the rear of the property, which the proposed addition would not encroach upon. He added no comments have been received from surrounding property owners, and staff does recommend approval of this request.

The appellant stated she spoke with the builders and the size can be reduced; she continued asking about extending the deck one foot.

Todd responded stating as long as the deck is not covered, the setback requirements do not apply.

Graham moved to approve 1003-VS-01 as presented.

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2 Raines seconded, and the motion passed 4-0-1. (Degnan)

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4 Sanders moved to adopt staff's finding of fact.

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6 Wood seconded, and the motion passed 4-0-1. (Degnan)

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8 Todd introduced Ryan Shaffer to the Board.

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10 The meeting adjourned at 7:17 p.m.

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15 _____
Chairman

Secretary